

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, November 12, 2024

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Pamela Bell, Mark Nicely, Gerard Bribiescas. Dan Kistel, Andrew Wright
Quorum	Roll Call - Quorum established
Board Member Absentees	Diana Tischendorf
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order – 6:35pm Adjourned – 8:01 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	December 10, 2024

† **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday November 9, 2:35pm by Karen Bartoszek in accordance with Association By-Laws.

† **LAST MEETING MINUTES** – Previous Board Meeting Minutes for August 28th Walls and Fence Standards and September 10th Meeting minutes. Dan motioned to approve, Andy seconded, all in favor. Meeting minutes for Aug. 28th Walls and Fence Standards, and September 10th Meeting accepted.

† **OFFICER REPORTS** –

President's Report – Karent Bartoszek reviewed

Another alligator sighting at Roxbury has been reported. Grant has been accepted at the city which is to be used for the Marshall Wall. Budget approved with no changes to monthly assessment. Four hours to be completed by Board Members by the end of the year. We are nearing the end of the year with three seats opening up on the board. Discussion on whether to have a meeting in December.

Treasurer's Report: Presented by HOA Treasurer Roth Block

Review of current Budget status:

Current Budget status:

YTD

- We are currently behind the YTD budget by **\$36,620.07**.
- Netting out the prior year surplus YTD, we are **\$40,804.24** behind budget.

Full Year Budget

- For the full year we are **\$35,174.91** behind budget.
- We are **\$40195.91** behind on the full year budget when netting out the prior year surplus.

- Our biggest expenditures that are causing us to be over
 - Legal fees – Currently \$21,299.94 over Budget
 - Storm Damage/Clean Up - \$16,225. 3 storms with several trees down. \$4,750 reimbursable from homeowners.
 - General Administration is over by \$2,215. This is specifically our special mailing that we have done this year.
 - Total Assets are \$253,232 vs last month's number of \$261,841 (I added balance sheet year end balances since Dec 2017 to worksheet).
- Delinquencies:
 - We have \$10,014.18 in past due payments
 - \$5,541.18 are from 5 homeowners that are past due.
 - \$2,000 in Fines not paid
 - \$2,250 reimbursement for tree removal (almost \$5k will be owed to us w/ another one).

Dan made a move to pass the Treasurer's Report, Pam seconded, all in favor. Treasurer's Report approved.

† **MANAGER'S REPORT** – Angela Johnson reviewed

- Amendment Access Walls currently at 69 proxies and we need 80 (68 Yes and one No). More knocking on doors needed. Angela can provide a list.
- Late Fee Policy and Communication. Standard process when someone is late. Discussion on this, so a firm policy can be agreed on. Recapped current Ameritech workflow on past dues, late fees and when to send to attorney on collection. Memorializing what Ameritech currently does today. This can be included in an upcoming mailing, as defining' policy, with an effective January 1st date. Angela will get with our Accountant.
- Updated Violations all in the CYNQ system. The board needs some expectation on how violations and notices are enforced administratively. There needs to be a better job.
- Proposals on the Marshall Street Pond for dredging to combat algae overgrowth. Waiting on an additional dredging proposal. Also. received a new road reseal proposal. Possibly combine the proposals into one for road reseal and sidewalk grinding for further discount consideration.

Reserve Study 2025. Gerard moved to accept a bid for no more than \$1,000 for 2025 Reserve Study. Dan seconded, all in favor. Approved a cap of \$1k on a 2025 Reserve Study.

† **COMMITTEE REPORTS** –

Architectural Standards Committee: Presented by Gerard Bribiescas.

- Architectural Standards Homeowner' Requests. Gerard moved to approve Lot 58, and Lot 5 that ASC recommends for approval by the board. Seconded by Dan. Discussion on the requests. All in favor, both requests approved.
- Gerard moved to approve change to the exterior house colors on gutter and downspouts 2024. Dan seconded. Discussion: Purpose to define better colors on gutters and down spouts. Dan seconded, all in favor. Approved to update gutter policy 2024.

- Gerard moved to approve adding enhancements to the “Request for Architecture Change Form” that will help remove extra steps and improve the committee’s approval process and turnaround. Dan seconded, all in favor. Vote passed to add the recommended enhancements to the form.
- Pamela made a move to have the Architectural Standard’s Committee review the paint book color Northern Air, to remove and replace with a color more harmonious with community aesthetic. Andy seconded. Discussion: The concern on the color has come up from homeowners. Dan provided input that the color has come up to him by 4 residents unsolicited with regards to this color. Gerard pointed out that this color was chosen in a review meeting by 3 of the board members and this was then voted on by the board. Gerard’s concern is that this disrupts the process of the Committee. It was pointed out that the color in concept appeared acceptable until it was visible on an actual house. This can happen. Karen pointed out that the Board and Committee should be able to pivot if a change to a paint color is in the best interest of the community. Motion voted on: 4 votes Yes, 1 vote Abstain Mark, 1 vote Nay Gerard. Motion passed to remove Northern Air from the paint book with a proposed new replacement color.

Grounds Landscaping Committee- Covered by Karen Bartoszek

-Irrigation System Bids – two received and we have requested they go back and include a quarterly maintenance. Three bids were pursued. Karen made a motion to accept Aquaflow sprinkler’ bid. Dan Seconded. Discussion: Discussion included further benching among the two bids and what they include. Aquaflow vs Infinite Irrigation. Karen rescinded the motion to go back to irrigation vendors and get more detail. Karen rescinded her motion for more clarity.

Updates on Grounds – Mugrow now coming out on alternating weeks. Danny still pending to come clean up palms and leftover storm branches. For the record, Dan provided kudos to the post hurricane work and timeliness on Mugrow clean up.

Infrastructure Committee – Report presented by Mark Nicely

- Mailboxes repairs in progress. Angela has an order for seven mailboxes with three posts and hammerhead sign. Once received, the handyman will be out to install/repair mailboxes and tighten all the signs.
- Mark confirmed we have two proposals for sidewalk and road seal. Parking Lot Services is the most affordable and has been used the past three times. Motion made by Mark to approve the Parking Lot Services for the paving, repair and reseal and the sidewalk grinding and replacement. Andy seconded. Discussion made on the specifics re: price and particulars. Vote taken, all in favor. Motion passed to use Parking Lot Services for the work on sidewalks and road.
- Roxbury Pond: Karen made a move to have the two bids approved for Roxbury Pond fence replacements at 1206 and 1208 Georgetown Drive. Dan seconded. Discussion: Make sure it indicates level on top, plus all the way around. Survey indicated on HOA property. Vote: All in favor. Motion passed on Roxbury Pond fence replacement at 1206 and 1208.
- Status on Contract with Myles. Some push back on project kick-off dates for the wall replacement work. Requests coming in for Privacy Fences and fulfilling this is in

progress. Motion by Mark to accept National's fencing bid on the privacy fence rental for added privacy and security. Andy seconded, all in favor. Passed to accept National bid on the privacy fence.

- Marshall Street inspection completed on Marshall Street. A bid worked up on repair which would only be a band aid until the wall is replaced. Could also slow the process down. No vote made on repairs, since wall replacement will be phased in.

† **NEW BUSINESS** – Covered in Manager's Report and Committee Reports.

† **FOLLOW-UP BUSINESS** – Covered in Manager's Report and Committee Reports

† **HOMEOWNER'S COMMENTS – (3 minutes per resident)**

Sam applauds the work that's in progress on the wall. Commented on the shabby appearance of the entrance coming in from Marshall onto Kensington. Also, Sam brought up tarps and other appearance issues that should be considered for fine process.

† **ADJOURNMENT** – Pamela moved for adjournment at 8:01pm. Andy seconded; all were in favor. Meeting adjourned at 8:01 pm.